

RE: CONSTRUCTION PROGRESS 1989 JUNE  
METROTOWN CIVIC FACILITIES

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Chairman, Major Civic Building Project Co-ordination Committee be adopted.

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TO: Municipal Manager  
1989 July 13

FROM: Chairman, Major Civic Building  
Project Co-ordination Committee

SUBJECT: CONSTRUCTION PROGRESS 1989 JUNE  
METROTOWN CIVIC FACILITIES

PURPOSE: To advise Council of the process of keeping it informed with regard to progress on civic building projects and specifically to submit a status report on the Metrotown Civic Facilities project.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

**REPORT**

At its regular meeting of 1989 February 13, Council received a report from the Chairman of the Major Civic Building Project Co-ordination Committee regarding contracting procedures for major municipal construction projects.

The report recommended the formation of a Municipal Building Construction Committee of Council to "work with" and be involved in some of the more critical aspects of municipal building projects. On 1989 March 20, Mayor Copeland appointed Aldermen Randall and Young under the chairmanship of Alderman Corrigan to that Committee.

The report also recommended that the Council Committee be fully apprised of project progress during its entire construction period and contained guidelines whereby Council itself would be kept informed as to progress or problems which might arise throughout the duration of major construction projects.

With regard to the Metrotown Civic Facilities project, it has now been arranged to provide the members of the Committee with copies of the bi-monthly conference reports, and the site inspection reports prepared by James K. M. Cheng Architects Inc. as they become available. The Committee, accompanied by the Major Civic Building Project Co-ordination Committee, has already toured the site on 1989 July 06 and viewed the construction progress to that date.

It is also intended to provide Council with a monthly report summarizing the highlights of construction, along with a chronology of events related to the project.

The first such monthly summary report from James K. M. Cheng Architects Inc. is as follows:

"The following report is a summary of progress made on the Burnaby Civic Facilities project to date. The summary highlights the main areas of construction and is followed by a chronology of events related to the project.

Work progresses satisfactorily on the site. The Foundation Company of Canada has mobilized its forces, administrative offices have been set up and are now in operation on the site.

Temporary power was installed on site this month. Hoarding has been in place since the end of May. The base coats of paint have been applied. The hoarding lettering and site sign are not up yet.

The site was cleared of debris and topsoil during May and bulk excavation began May 19, 1989. This continued throughout June with some slowing downs due to poor weather. Delta Aggregates, the excavator, has worked weekends to make up for time lost due to wet conditions. The bulk excavation has been clean and orderly and was 90% complete by the end of June. Bulk and detailed excavation is scheduled for completion by mid July.

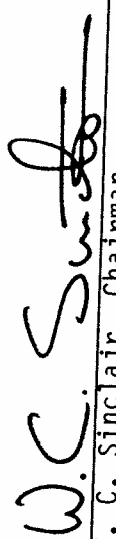
Form walls have been constructed and several footings and columns have been poured. There has been a small amount of backfill done on the western edge of the site and backfill material uncovered during excavation is being stock piled on the eastern side of the site. Photos of the site taken June 28, 1989 are included as part of this report. Construction is continuing as projected. No problems are foreseen at this date.

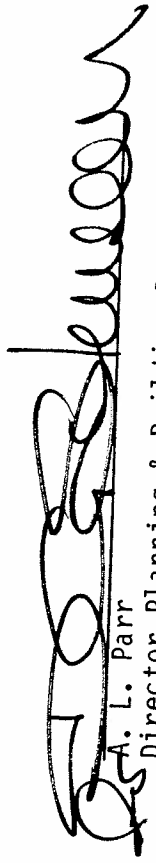
#### Chronology of Construction


- May 6, 1989 - Contract signed with Foundation Company of Canada for \$14,856,755.00.
- May 12, 1989 - Debris and topsoil is removed from the site. Foundation requests permission to begin bulk excavation and begins mobilization.
- May 15, 1989 - Preconstruction meeting with Foundation Co. of Canada and all consultants to discuss and resolve administrative procedures and responsibilities. Minutes attached.
- May 19, 1989 - Bulk excavation begins.
- May 30, 1989 - Progress Claim No. 1 made.
- May 30, 1989 - Site Inspection Report No. 1 - attached.
- June 1, 1989 - All consultants site meeting No. 1 - minutes attached.
- June 9, 1989 - First certificate for payment issued for \$551,142.00, approximately 3% of the construction cost.

- June 16, 1989 - Bulk excavation slowed due to poor weather.
- June 23, 1989 - Footings at western side of site poured, bulk excavation continues, backfill along some footings at grid line A begins.
- June 28, 1989 - Site Inspection No. 2 - attached.
- June 29, 1989 - All consultants meeting No. 2 - minutes attached.
- June 30, 1989 - Bulk excavation is 90% complete. Fine excavation begins. 15 footings and 2 columns poured. Progress claim No. 2 made, to be reviewed."

The detailed monthly construction report incorporating site photographs and all site meeting minutes as prepared by the Architect for the month of June is available for viewing in the office of the Chief Building Inspector. Copies of the construction report for the month of July and all subsequent months will be provided to both the Chairman of the Municipal Building Construction Committee of Council and to the Chairman of the Project Co-ordination Committee.

  
 W. C. Sinclair, Chairman  
 Major Civic Building Project  
 Co-ordination Committee

  
 A. L. Parr  
 Director Planning & Building Inspection

  
 D. Gaunt  
 Director Recreation & Cultural Services

  
 FRM/jce

cc: Director Administrative & Community Services  
 Director Finance  
 Municipal Solicitor  
 Chief Building Inspector  
 Chief Librarian

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